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Charlestown Update

BOSTON REDEVELOPMENT AUTHORITY

SPRING

1985

Charlestown Is on the Move

There is so much activity in Charlestown that it's hard to keep up. Even in this small, friendly neighborhood where news travels fast, the pace of neighborhood improvements is so rapid that it is difficult to get the big picture.

This special "Charlestown Update," sponsored by the Boston Redevelopment Authority, provides a one-time "snapshot" of the exciting development projects in Charlestown, highlighting the new jobs being created, the housing being constructed and rehabilitated, the streets under repair, and the other neighborhood improvement efforts underway. It also points out the kinds of development opportunities that we can look forward to in the future. And it reports on the new working relationship between the BRA and neighborhood residents—a "citizen participation" program that will guarantee that the residents of Charlestown will share in the benefits of all new development.

Across the City, there is a growing optimism about Boston and its future. Residents are aware of the financial constraints the Flynn Administration inherited, and of the Mayor's efforts to restore the City to financial health. The City continues to experience a booming downtown, but until recently the neighborhoods were shortchanged, and did not share in the downtown prosperity.

"Charlestown Update" offers a profile of a neighborhood that is building on the best that Boston has: hardworking residents striving to give their families, and neighborhoods, decent homes, decent work, and a decent future.

Charlestown residents recognize that development is not an end in itself. There is a concern about overbuilding, about gentrification and displacement, and about the daily problems of traffic, parking, and public safety. As "Charlestown Update" reports, the BRA shares these concerns and intends to work with community residents to guarantee that they share the benefits of the new housing, jobs, and public space created by the new wave of public and private investment.

The sons and daughters of long-time Charlestown residents should be able to afford to live in the neighborhood where they grew up. We know they want to—and for good reason. Charlestown is a great community!

In Charlestown Planning Efforts, Residents to Play Key Role

Responding to concerns raised by Charlestown residents in several public, as well as numerous private, meetings over many months with BRA officials, Mayor Raymond L. Flynn has announced a plan to give residents an opportunity to review BRA developments in both the Navy Yard and the Town. The Mayor has directed the BRA to create a Planning Advisory Committee (PAC), composed of Charlestown residents and members of the business community to assist the BRA with future development projects in the community.

Mayor Flynn said, "With this much development activity going on in Charlestown, it is absolutely necessary to have citizen input. This administration is fully committed to community participation to insure a stable and prosperous neighborhood."



Mayor Raymond L. Flynn at Building #103 in the Charlestown Navy Yard, where construction of 111 units of elderly housing is nearing completion.

On May 13, BRA Director Stephen Coyle sent a letter to over 50 Charlestown organizations, seeking their comments on "draft" guidelines for several important development sites. These include four buildings in the Navy Yard (Buildings #62, 96, 108, and P); a large residential parcel (P-2) next to the Working Theatre; and, several smaller parcels scattered throughout the Town, appropriate for residential homes.

Director Coyle asked for their comments by May 31, but later extended the deadline to June 14, after residents asked for more time. (The guidelines were also available to the public at the Charlestown branch library.)

In his letter, the BRA Director asked residents to make recommendations for improving the guidelines to guarantee the most appropriate uses for the neighborhood. Coyle said that the BRA will use these comments, plus any additional suggestions made at the public meeting to be held Thursday, June 20, 7:00 P.M., in the Charlestown High School cafeteria, in revising the guidelines before they are finalized and made public.

"Giving the neighborhood residents a strong role in the process is good planning. It helps make us aware of what the community wants and needs," said Stephen Coyle, adding that all future BRA sites will be subject to this community review process.

In describing the PAC's activities, Director Coyle said that its role will include reviewing development guidelines and working with the BRA to guarantee that developers meet neighborhood needs for commercial and residential projects. The specific components of the PAC's functions will be discussed in detail with Charlestown leaders before the final PAC agreement is made.

"We want to get a representative group of Charlestown residents, people who have diverse viewpoints, to help us plan for the future of Charlestown," Coyle said. "The BRA intends to work closely with the community to make sure that Charlestown continues to be a great place to work and live."

City Square-Central to Charlestown's Revival

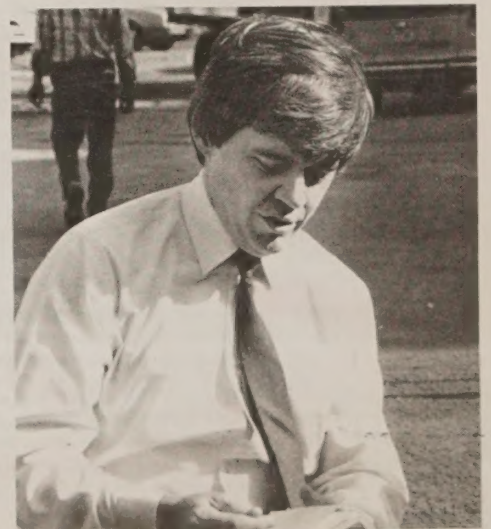
Several major developments are underway in this section of Charlestown, adding to the spirit of revival in the community. Adjacent to the new Roughan Hall rehabilitation project on the corner of Park and Main Streets, is the Tontine Crescent project, a residential and commercial complex under construction. St. Mary's Elderly Housing, being developed by the Archdiocese of Boston, is under construction a block away on Park Street. And the former Boston Filter Site and Devens School are being renovated into residential units.

Plans for the reconstruction of Main Street are complete and have received 100% approval from the City's Departments of Traffic and Parking, and Public Works. Reconstruction, including new streets, sidewalks, trees, and the installation of new lighting will take place:

- along Main Street from Sullivan Square to City Square, including Warren Street
- on portions of Monument, Winthrop, and Pleasant Streets between Main and Warren
- along Mishawum Street

The plans are presently before the State Department of Public Works (DPW) for funding approval. The project is estimated to cost around \$3 million. Boston is footing the bill for Monument, Pleasant, Winthrop, and Mishawum Street repairs, which are ineligible for state Urban Systems funds. Construction is estimated to begin sometime in early Fall, 1985, with completion by Spring, 1987.

In addition, Tobin Bridge approaches to the Central Artery will be relocated below grade, allowing residents unobstructed views of Boston Harbor and skyline.



"Giving the neighborhood residents a strong role in the process is good planning. It helps make us aware of what the community wants and needs."

Stephen Coyle, Director, Boston Redevelopment Authority

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Stephen Coyle, Director	



Raymond L. Flynn, Mayor

Charlestown residents are justly proud of their community. It is a very special part of the city, rich in history and tradition. In the words of one resident, Charlestown is a neighborhood where people trust each other.

Because Charlestown is such an attractive community in which to live and raise a family, many new residents are now calling Charlestown home, and more want to settle here. Property values and rents have skyrocketed, creating problems for some longtime residents and young Charlestown families just starting out who want to remain in their community.

Another growing concern in Charlestown is unemployment and particularly youth unemployment. Many of Charlestown's jobless residents are caught in the widening gap between the skills they have and the skills they need for the new jobs being created in the city.

The way to address these and other issues must be one involving the City, local institutions, private businesses, and most important, the residents of Charlestown. We are beginning to do that by creating new jobs for Charlestown residents as new development comes into the community; by targeting linkage money for further job creation in Charlestown; by structuring a program that will give new skills for residents who are in need of jobs; by establishing a community process where the benefits of development directly flow into this community; and by creating new opportunities for affordable housing for the residents of Charlestown.

I believe that working closely with the people in this community, we can keep intact the character of Charlestown so that no one will ever forget what Charlestown has been, what it is today, and what it can be in the future.



Robert L. Farrell,
Chairman of the Board, Boston Redevelopment Authority

Twentieth century Charlestown has experienced economic booms and hard times. However, the vitality of this community has never wavered. It is now our task to ensure that the promise of the economic benefits of Boston's current growth is brought directly to the neighborhood of Charlestown.

The Flynn Administration has placed a strong emphasis on the creation and protection of affordable housing and decent jobs. The BRA shares this renewed focus. Five new residential projects are being developed in Charlestown. At the same time, progress continues at the Charlestown Navy Yard, the largest historic rehabilitation project in the United States, which will provide real benefits to the community in the form of jobs and linkage. This year, for the first time, the BRA requires developers to contribute to a fund for worthwhile community activities in Charlestown. Neighborhood residents will have a clear voice in the allocation of these funds.

To ensure that future development in Charlestown addresses the needs and concerns of the community, we have sent draft guidelines on several development parcels to Charlestown organizations for their review. A public meeting will follow to discuss these new opportunities for residential and commercial development.

Over the years, Charlestown has learned to articulate community needs and to implement plans that will retain the neighborhood's character. We intend to strengthen and support the many ways that Charlestown residents can shape the future of their community for all those who call Charlestown home.

Robert L. Farrell was born and raised in Charlestown, as were his parents. His mother continues to reside in Charlestown. Mr. Farrell is a senior partner at a Boston law firm.

From Charlestown



Barbara Thornton

The BRA's new community participation policy comes at a good time. People in Charlestown are now taking an increasingly active interest in guiding the land use and zoning decisions that shape the quality of life in the Town. Traffic, parking, density, availability of affordable rental housing, open space, historic preservation, and site design are some of their concerns. These issues directly affect who can live in Charlestown and how comfortably people can live in the Town.

These issues in turn are influenced in part by zoning, building permit, and variance processes. One block may have a problem with illegal conversions to multi-family units. Another may have a problem with inadequate parking. Some groups are concerned about design, others about density. People are talking together, sharing different, even opposing, points of view. They are asking questions of private developers, of the BRA, and of other city agencies.

Charlestown residents are asking questions about three kinds of development issues. These categories are:

MARKET: How will the land use decision affect who will be able to live at the site? Is it limited to singles and couples? Poor people only? Wealthy people only? Will Charlestown people get a discount?

LAND USE: Does the proposed land use conform to zoning? Should the zoning be updated? Are traffic and parking systems adequate for the use?

DESIGN: Does the design reflect the historic style and urban character predominating in Charlestown? Will the development clash with or complement its neighbors? Is there sufficient open space? Is the height appropriate?

More people in Charlestown continue to become actively involved in asking these and similar questions. They are paying attention to the process of how decisions are made. The active and responsible participation of a wide variety of Charlestown citizens in the development process will make Charlestown a better place to live for all.

Barbara Thornton has lived in Charlestown with her family for 14 years. She is the principal in a planning and development firm, and she has been active with Charlestown Citizens for Rational Development and the Charlestown Working Theatre.



Richard A. Voke, Massachusetts State Representative

While some are enjoying the benefits of Charlestown's latest economic upswing, it is important for all of us to realize that this new found optimism must be spread throughout the community for all to draw on and enjoy.

The preservation and addition of affordable housing must be one of the top priorities for public officials and local community groups to address. As we have all seen, housing costs in Charlestown have increased significantly over the past two years. Because of the increases, individuals and families have experienced real problems in maintaining housing at affordable levels. With this in mind, a strategy must be drawn which addresses the problems of housing by insuring that rates for existing units are kept reasonable, while actively seeking additional housing options in the newest Charlestown developments.

In addition to affordable housing, Charlestown residents should look forward to the new employment opportunities that will arise from the renewed interest in the community as an economic focal point. The economic boom that has taken the Commonwealth by storm during the past few years should finally make its way to Charlestown, spelling more employment opportunities for local residents than have been available in the past.

In order to insure that affordable housing and employment opportunities are available, public officials, local community groups and residents of Charlestown must be prepared to work together to form the framework for public decision making. It is my hope that such a forum will lead to the advances that Charlestown so richly deserves.



Leo Carey

With each passing day it becomes more obvious development is having a dramatic impact on Charlestown. Not since the British burned every dwelling in Charlestown as a retaliation for the Colonials' resistance at Bunker Hill (actually Breed's Hill, but in matters concerning Charlestown the press has never been very accurate) has the landscape of the town been so modified. In twenty years Charlestown has changed from the poorest neighborhood to the hottest property in the City of Boston. Long-time residents are skeptical about the development—who will really benefit?—who will be hurt?

The City of Boston is in a very difficult position. Given the financial strain on the City's treasury caused by an inadequate tax structure, it must promote every opportunity to create new tax revenue and a commitment has been made by the present administration to recognize the integrity of neighborhoods. The potential conflict inherent in accomplishing those two objectives is obvious. Millions upon millions of dollars are being pumped into Charlestown to develop existing and new properties. There is very little evidence at this time, however, that local residents are receiving any benefit from these investments.

The City of Boston must find a means for creating community input and control over its future.

Leo Carey is Executive Director of the Economic Development Corporation and the Kennedy Center in Charlestown.



Joseph Flaherty

The Charlestown business community has gone through many changes in the past several years. The closing of the Charlestown Navy Yard in 1974; the decline of population; the closing of Schrafft's and the Revere Sugar Refinery; and, the potential closing of H.P. Hood, could have devastated the entire community.

But it did not. In fact, things are continuing to change in Charlestown—for the better. Not a street is without some kind of renovation, and rehabilitation work on homes and businesses continues unabated. The public housing projects have also seen many improvements. Charlestown's population has increased 25% in the last six years and H.P. Hood remained, with the help of the City. That has meant jobs have stayed and, in fact, new jobs have been created at Hood. The old Schrafft's candy factory will re-open as the Schrafft's Center, a newly developed high-tech complex, and the Flatley Company, the developer, has made a commitment to the Charlestown community to employ our youth. Flatley will also establish a training program for computer services for many of our citizens to gain new skills. The development of the Charlestown Navy Yard progresses, adding numerous new benefits to our community. And the Bunker Hill Mall, which in the past was not full, now has no vacancies.

All of these activities create many new opportunities for the revitalization of local businesses. Already in the Navy Yard, Charlestown businesses have been operating cleaning services, food services and grocery and liquor stores, and custodial services. Many youth from the community are being employed in these enterprises and more jobs will be created as the development continues in the Navy Yard.

Charlestown is now one of the most desirable neighborhoods in metropolitan Boston in which to live and shop. I see it as one of the most exciting areas on the East Coast for the future.

Joseph Flaherty has lived in Charlestown all his life. He is president of the Charlestown Community Development Corporation and is founder and president of the First Charlestown Development Group. Mr. Flaherty is also a member of the Charlestown Board of Trade.

Public Investment in Charlestown Tops \$73 Million

Charlestown has received substantial investment by the public sector over the past seven years—10% of infrastructure citywide. Over \$73,000,000 has been spent since 1978, and it is clearly visible in the community's improved physical appearance, the reversal of the downward population trend, and the confidence in the neighborhood which residents readily demonstrate. A recent poll which registered attitudes of City residents indicated that 70% of Charlestown's citizens feel a great deal of pride in their neighborhood, a higher rating than almost any other part of the City.

Community amenities extend to street, sidewalk, lighting and utility improvements; Charlestown Navy Yard infrastructure and the construction of a 16-acre park and a public marina; the modernization of the Moran Cargo Terminal; Tobin Bridge improvements; Hoosac Pier infrastructure and Harborwalk; and the creation of Bunker Hill Community College with its library, classrooms, auditorium, and Administration Building.

In addition, considerable private investment, almost \$200 million over the last decade, has helped to generate and sustain the progress Charlestown is now experiencing, bringing the benefits of development into the neighborhoods of the city.



Mayor Raymond L. Flynn in Shipyard Park at the only public marina on Boston's inner harbor.

Neighborhood Profile

Size: 1 square mile
Population: 13,364 or 2.4% of Boston's total (1980 census)
Households: 5,252
Family households in 1970—72%
Family households in 1980—59%

Market Values for Properties:	One-Family	Two-Family	Three-Family	Condo
1975	\$21,260	\$23,664	\$28,818	
1983	\$57,044	\$66,028	\$75,149	\$71,913

Total Public Investment:
1978—1983 \$70,056,000 or 10% of City

Total Private Investment:
1975—1988 \$213,998,000

Residential Property Tax Levy: \$875/average single family home

School Enrollment: 3,452

Open Space: 51 acres (includes Shipyard Park)

Neighborhood Parks and Playgrounds:

Barry Playground, Caldwell Street Play Area, Doherty Playground, Edwards Playground, Harvard Playground, Hill and Cook Streets Play Area, Little Mystic Playground, Rutherford Avenue Playground, Ryan Playground

Historic Landmarks:

Boston Naval Shipyard, Bunker Hill Monument, U.S.S. Constitution, Town Hill District, Phipps Street Burying Ground, Roughan Hall, Austin House, Old Charlestown Savings Bank

Special Facilities:

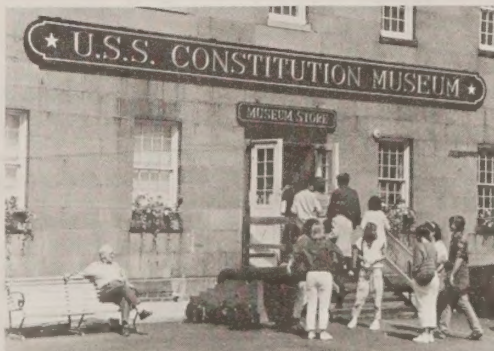
- The Kennedy Family Service Center provides a full range of human services including employment assistance, family counseling, youth and senior programs, day care, and works with the Bunker Hill Health Center.
- The Charlestown Community Center provides drop-in programs for the entire community.
- Kent Community School offers after-school programs for adults and students.
- Bunker Hill Housing Project provides youth and elderly services.
- Charlestown/Bunker Hill Boys and Girls Club provides a pool and other services.
- Bunker Hill Community College offers day and evening classes and job training, and provides space for community meetings.

Other Community Facilities:

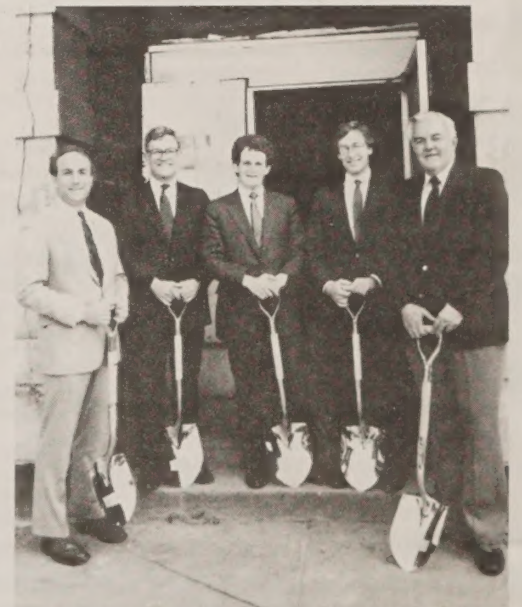
- Charlestown Recreation Center
- The George White Pool in Doherty Playground
- MDC Skating Rink
- McCarthy Playground and Athletic Complex
- Boston National Historic Park which includes Bunker Hill Monument, "U.S.S. Constitution," the "U.S.S. Constitution" Museum, and the Freedom Trail
- Charlestown High School/Charlestown High Community School



A recent poll which registered attitudes of City residents indicated that 70% of Charlestown's citizens feel a great deal of pride in their neighborhood, a higher rating than almost any other part of the City.



U.S.S. Constitution Museum
This former pump-house presents the history of the famous fighting ship, "Old Ironsides," with "Please Touch" exhibits. Open daily.



Construction has begun on Roughan Hall, a 19th century historic landmark in City Square. Participating at recent groundbreaking ceremonies were (L-R) Philip J. Harkins, Keane Inc.; John F. Keane, Keane Inc.; Jonathan Davis, H.J. Davis Development Corp.; Dick Garver, BRA; and Senator Francis D. Doris (D-Charlestown). Roughan Hall is being restored to office and retail space by H.J. Davis Development Corporation and Keane Inc.

Listed on the National Register of Historic Places, Roughan Hall was constructed in 1892 by prominent local businessman Michael Roughan and is the only surviving 19th century structure in City Square.

Charlestown Development Update

Under Construction

- 1 Schrafft's Building**—The Schrafft's Building will be converted into research and development space.
- 2 Parcel X-24**—10 market rate condominiums are under construction on this site. Sullivan Street Associates is the developer.
- 3 Boston Filter Site**—The Perini Company is developing this site into 80 market rate condominiums and 92 underground parking spaces. Some of these parking spaces will be available for community use. The Perini project also includes rehabilitation of the Devens School and Austin Block (Stone House) for commercial use.
- 4 Tontine Crescent**—This 60,000 square foot parcel is the site for the construction of 58 market rate condominiums and the rehabilitation of 18 affordable rental units. 70 spaces of parking will be provided in the rehabilitated English's Garage, with an additional 20 spaces on site. The project also includes 12,000 square feet of commercial space on the top of English's Garage, and 4,000 square feet at ground level on Henley Street. The final component of the project is the construction of a 2,000 square foot Veterans' Memorial Park, the only one of its kind in Boston. There will be a national competition to select the design for the Park.
- 5 St. Mary's Elderly Housing**—The Archdiocesan Planning Office in a joint venture with Cooperative Services, Inc., of Detroit, is developing 120 units of subsidized housing for the elderly on this site. 4 parking spaces will be provided on site, with additional parking available in English's Garage. The project includes the rehabilitation of St. Mary's School, 6 stories of new construction on Warren Street, and 4 stories of new construction on Park Street.
- 6 Building #199**—This 545,000 square foot Navy Yard building is being rehabilitated by the Congress Group as a parking garage.
- 7 Building #149**—The Congress Group is redeveloping this 725,000 square foot building in the Navy Yard into office space, at a total development cost of \$3,500,000. A total of 2,500 new jobs will be created.
- 8 Shipways Parking Garage**—Immobiare New England is constructing 100 parking spaces on this site in the Navy Yard.
- 9 Shipways II**—This site is the second phase of residential condominium development undertaken by Immobiare New England in the Navy Yard. When completed, this project will add 26 townhouses to the Navy Yard.
- 10 Building #103**—Immobiare New England is rehabilitating this Navy Yard building into 111 units of housing for the elderly.
- 11 Pier 8**—Pier 8 is under construction by Immobiare New England to provide 200 marina slips.
- 12 Building #36**—Incubator Associates is rehabilitating this 60,000 square foot Navy Yard building with the use of a \$761,000 Urban Development Action Grant. When completed, this site will provide a restaurant on the first floor, and office space on additional floors, providing 285 job opportunities.
- 13 Roughan Hall**—H.J. Davis Development Corporation and Keane, Inc., are rehabilitating this 19th century landmark structure located in City Square into office and retail space.

1985 Designation/Construction

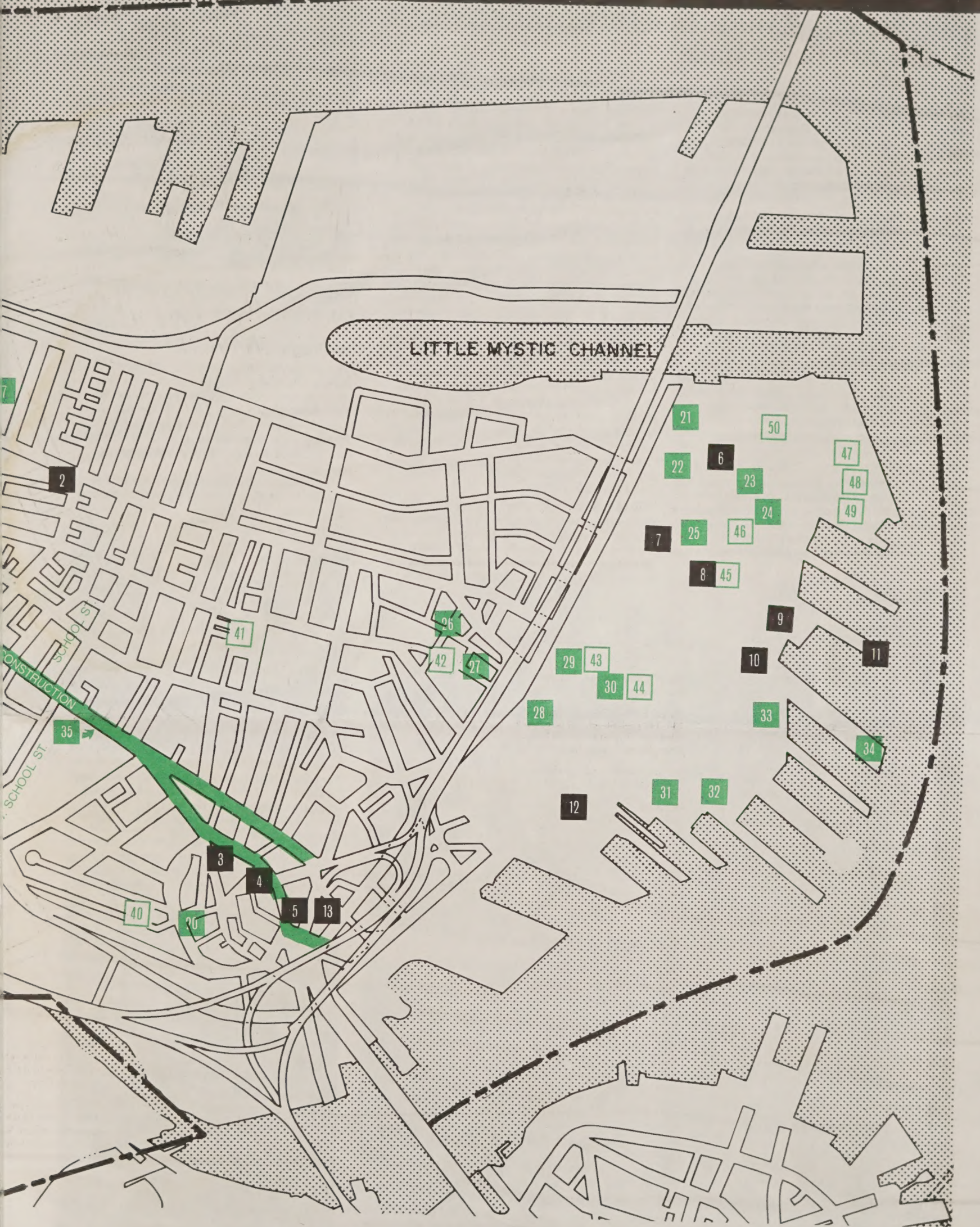
- 14 Parcel P-2**—Approximately 69,000 square feet for residential use.
- 15 Bunker Hill School**—The Public Facilities Department designated Crowninshield Developers to redevelop this school into 18 units of housing. The project will include 12 market rate condominiums and 6 moderate income apartments.
- 16 Parcel for single family residential development.**
- 17 Parcel for single family residential development.**
- 18 Parcel for single family residential development.**
- 19 Parcel R-96**—This site, located at 136-142 High Street, will be rehabilitated into 12 condominiums by the First Charlestown Development Corp.
- 20 Parcel for single family residential development.**
- 21 Building #114**—1985 construction is scheduled for this 80,000 square foot Navy Yard building. Housing Associates are developing this site into office and restaurant space, creating 380 permanent jobs.
- 22 Building #266**—Conroy Heafitz is the developer of this 25,000 square foot building. Construction will begin in 1985 to rehabilitate this space for office use. This project creates 129 permanent jobs.
- 23 Building #75**—Basilica Associates will rehabilitate this Navy Yard building into approximately 25,000 square feet of office space, creating 69 permanent jobs.
- 24 Building #106**—This 98,000 square foot building will be rehabilitated into 71 market rate apartments by Basilica Associates. 36 permanent jobs will be created.
- 25 New street sidewalks will be constructed in this area.**
- 26 R-87 A, B, C, D, and E**—Location of 5 single family residential sites, totalling approximately 17,031 square feet on Tremont Street.
- 27 Parcel for single family residential development.**
- 28 Building #120**—John Paul Jones Limited Partnership has been designated to redevelop this 18,000 square foot building into retail, office, and restaurant space. 40 new jobs will result.
- 29 Building #33**—First Charlestown Development Corp., will rehabilitate this site, creating 59,000 square feet of retail and office space in the Navy Yard, providing 246 new job opportunities.
- 30 Building #34**—This 40,000 square foot building, redeveloped by First Charlestown Development Corp., will provide retail and office space. Approximately 160 new jobs will be provided.



- 31 The third phase of Shipyard Park** will, upon completion, provide a one half mile public harbor front promenade, 16 acres of public recreational space, and a public marina.
- 32 Building #197**—Immobiare New England will redevelop this building into 154 condominiums.
- 33 Location of Harborwalk.**
- 34 Pier 7**—Construction will begin on Pier 7, to provide 66 townhouses in the Navy Yard. Immobiare New England is the developer.
- 35 Reconstruction along Main Street.**

Future Development

- 36 Parcel C-9**—Approximately 6,000 square feet.
- 37 Parcel for residential development.**
- 38 Parcel P-15**—Approximately 83,000 square feet.
- 39 Bunker Hill Community College Athletic Field**—The Bunker Hill Community College is planning to construct athletic facilities that will be available for use by Charlestown residents.
- 40 Charlestown High School**—Graham Gund has been designated to rehabilitate this site for condominium use.
- 41 Parcel for residential development.**
- 42 Building #38**—Approximately 39,000 square feet. This parcel will be rehabilitated as office/retail space by the First Charlestown Development Corp.
- 43 Building #39**—This building of roughly 160,000 square feet will be rehabilitated as office/retail space by the First Charlestown Development Corp.
- 44 Building #104**—This building is partially demolished, with roughly 70,000 square feet remaining. Immobiare New England will create subsidized elderly housing on this site.
- 45 Parcel 4A**—Immobiare New England plans to build 450 market rate condominiums on this site.
- 46 Harborwalk.**
- 47 Pier II**—Plans are set for a 350 room hotel, to be developed by Immobiare New England.
- 48 Pier 10**—Site for marina construction.
- 49 Pier 5**—Immobiare New England will construct 70 market rate townhouse condominiums on this site.
- 50 Parcel 7**—This 2.7 acre site is the last remaining parcel in the Navy Yard's redevelopment program. Present plans call for a public park and open space for use by Charlestown residents.



CHARLESTOWN DEVELOPMENT SUMMARY

	UNDER CONSTRUCTION	PENDING	PROPOSED	TOTALS
Jobs	5,311	1,074	1,162	7,547
Taxes	\$2,668,544	\$1,459,501	\$2,750,816	\$6,878,861
Housing (units)	423	337	623	1,383
Office Space (square feet)	787,000	182,000	120,000	1,089,000
Retail Space (square feet)	14,000	65,000	79,000	158,000

(figures represent estimates)

While Jobs a Critical Need in Charlestown, Gains Are Being Made

While the skyline of Boston is spiked by gleaming office towers and the streets bustle with commerce, only blocks away unemployment remains a serious problem, gnawing away at the heart of its communities. Boston is the center of the region's wealth and the engine for the state's economic vitality; it is also the core of its poverty and distress.

Simply put, the City of Boston has jobs; its residents do not—often shut out because many lack the access to and the skills for these new jobs.

A key way to address this need is jobs agreements with developers. Significant gains are being made in Charlestown, both in the area of construction jobs and permanent jobs. Developers have agreed to hire at least 50% Boston residents, 25% minorities, and 10% women on all construction jobs. In addition, voluntary employment plans for the hiring of residents in permanent jobs are being established for Charlestown residents. And, in the coming months, the City will establish a program that will insure that the people who live here are better qualified and trained, and that once these skills are achieved, job openings in Boston will be available to them.

The Schrafft's Center, formerly the Schrafft's candy factory, has been purchased by the Flatley Company, which has agreed to work toward these hiring goals. A \$20 million renovation will create 200 new construction jobs and will offer 2500 permanent jobs in high technology, research and development, and light manufacturing enterprises. Already Orion Corporation, a company based in Cambridge, saw potential in Charlestown and will move its manufacturing operations here this summer.

The Flatley Company has also agreed to develop a voluntary Employment Opportunity Plan which will detail efforts to assure 50% of the jobs created be made available to Boston, and in particular, to Charlestown residents. The new Schrafft's Center will also include a public park with continuous access along the water, a small community sailing club for Charlestown youth, and a water-taxi facility on the Mystic River.

The developers of Buildings #149 and 199 in the Navy Yard, the Congress Group, have also agreed to the City's hiring objectives. The historic structures will be renovated into office space and a parking garage and will create 500 construction jobs. Building #149, when complete, will offer 2500 new permanent jobs. In addition, the City will have onsite staff at Building #149, for job referral opportunities for residents.

The City will gain tremendous revenue from this project as well. A total of \$2.7 million in linkage funds (money paid by developers to the city for the creation of affordable housing, and for jobs, as recently announced by Mayor Flynn) will be generated by Building #149. This will be the largest amount generated in Charlestown and the third largest in the City, exceeded only by International Place in downtown Boston, and the proposed New England Life Insurance Co. project in the Back Bay. Further, the City will receive \$500,000 a year in rent from Buildings #149 and 199.

These agreements are just the beginning of the City's efforts to help even the score for Charlestown residents. The City will continue to develop programs that will aid residents in acquiring the skills and polish necessary to get and hold a job in Boston's growing economy, and to help all its citizens understand their own potential.



City and Community Join Forces to Clean Up

The Brighten-Up Program

"The spirit of volunteerism is alive in Charlestown," said one resident. "If we all help clean our town, the City's efforts will be strengthened." Charlestown will benefit from several clean-up and beautification programs this spring and summer. The Mayor's Office is coordinating the Brighten-Up Program to spruce up selected commercial districts throughout Boston. The designated areas are:

- Main Street from Thompson Square to Eden Street
- Bunker Hill Street from Hayes Square to Mystic Street
- City Square

Improvements will include:

- street sign and traffic signal repairs
- hydrant painting
- graffiti removal
- minor sidewalk repairs
- public park maintenance
- curb painting

Mayor Flynn said, "All those efforts will go a long way in improving the quality of life in this vital community."

Neighborhood Clean-Up

The Mayor's Office also sponsored its second annual Neighborhood Clean-Up Program in Charlestown this month. Community volunteers got to work to complete the plan, assisted by the Public Works Department which provided equipment and picked up debris.

The Parks Department also began to plant petunias and other colorful blooms around Charlestown in early June. The Charlestown Preservation Society and the Boston Housing Authority are also planning spring plantings around Charlestown, and, of course, Mrs. B's Gardens will spring into action again this year.



Neighborhood Pride



The former Schrafft's candy factory is now being rehabilitated into the Schrafft's Center. When completed, over 2500 permanent jobs will be created in light manufacturing, and research and development enterprises.



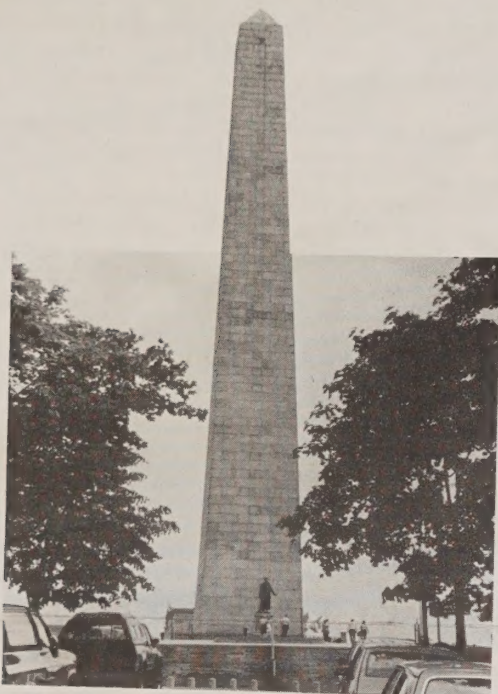
Buildings #149 and 199 represent the largest single reinvestment in 40 years, creating 500 construction jobs and 2500 permanent jobs.

Charlestown—Boston's Oldest and Proudest Neighborhood

Charlestown, as one historian put it, "is the mother of Boston." Before English settlers came to live in Charlestown, members of the Sagamore tribe—the Pawtuckets—made their home on the peninsula at the mouth of the Charles River. They called their land Mishawum, Great Spring, after a fresh-water fountain which was eventually overrun by tidewater.

In the early seventeenth century, Charlestown was settled and developed separately, boasting its own coopers, glaziers, joiners, potters, shipwrights, tanners, tailors, tile and rope makers, and, of course, brewers and distillers. A prosperous mercantile community was thriving along the waterfront by the time of the American Revolution, giving Charlestown high stakes in the success of the American cause.

Charlestown was the scene of one of the most glorious defeats in our history. The burning of the town during the Battle of Bunker Hill left practically nothing of the 156-year-old community.



"Let it rise til it reaches the Sky" —Bunker Hill

The Bunker Hill Monument has a most interesting history. It stands 221 feet tall, has 294 winding stairs, no elevator, and is built entirely of pure Quincy granite, hauled to Charlestown from the quarries of Quincy on the first horse-drawn railroad ever built in this part of the country.

But this hill is really not Bunker Hill at all. It is Breeds Hill. It was at Breeds Hill where Colonel Prescott gave his most famous and bravest command: "Don't fire, boys, until you see the whites of their eyes. Aim low and pick off the officers first." Bunker Hill is three quarters of a mile northwest containing no historical value whatsoever. The hill where the monument sits was three times its present size and the dirt taken from it was used to fill in Morton's Point, which is now the Charlestown Navy Yard.

After the Battle of Bunker Hill, Charlestown was rebuilt to flourish once again as a port. Many wealthy captains and shipowners built grand homes for themselves and their families on the imposing hillsides of Charlestown near the harbor.

Today, on Bunker Hill Day, people come from far and near to relive its great history.

The Boston Naval Shipyard at Charlestown

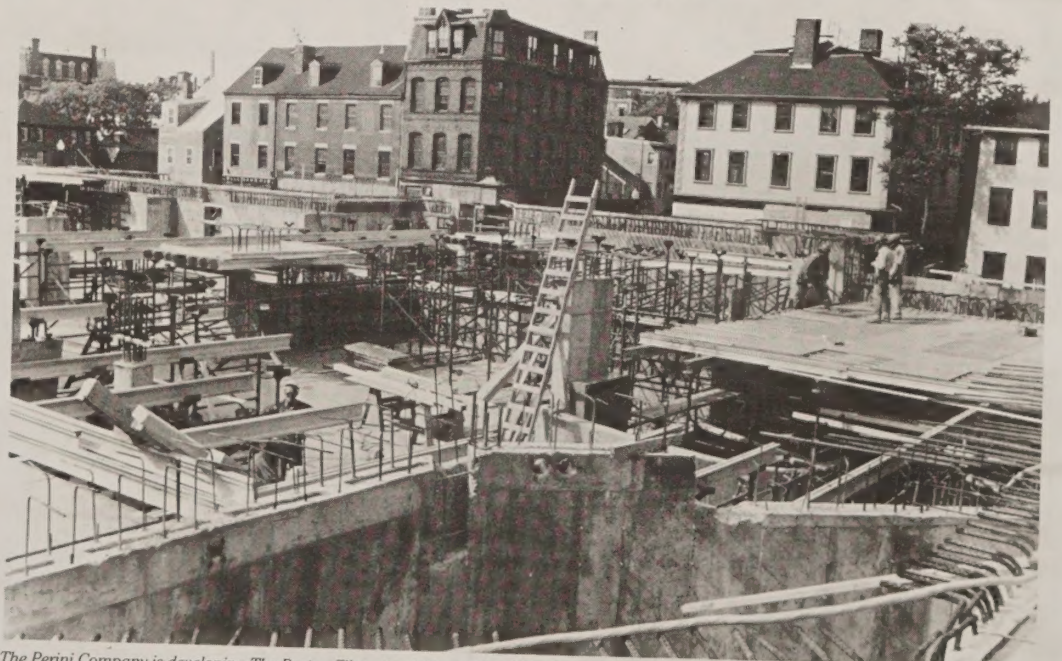
The Charlestown Navy Yard was established in 1800 to be a primary location for the construction, repair, and refitting of naval ships. It was here that the first warship of the U.S. Navy was built, and the first screw steamship and torpedo boat launched.

The growth of the Boston Naval Shipyard in Charlestown triggered a mixture of industrial and port related activities which continue to this day. Large sections of tenement housing were built for the waves of European immigrants, especially Irish, which came in the 1800's and again during World War I. World War II witnessed the peak of the Yard's productivity when 165 ships over 100 feet long were built.

Because of the importance of the Navy Yard to the area's economy, Charlestown has felt the currents of the economic tide in a more exaggerated way than the rest of



District City Councillor from Charlestown, Robert Traviglini at last year's Bunker Hill Day Parade.



The Perini Company is developing The Boston Filter site, right outside of City Square, for residential and commercial use.

the city. During wartime, the town's population grew with new workers and ships' crews. Post-war periods brought unemployment and deterioration.

Charlestown Resurgence

Over the past few years, despite the hardship of the Navy Yard's closing, Charlestown has moved into a period of resurgence. It took concentrated work for the Town to get where it is today.

The City must continue to support gains being made in Charlestown while coordinating its efforts to better address important neighborhood concerns. The priorities are clear: continued affordable housing and commercial development; jobs; improved service delivery; and upgraded and maintained public open space.

The Charlestown Navy Yard—The Biggest Restoration Project in U.S.

The redevelopment of the Charlestown Navy Yard, one of Boston's most exciting development projects, is the largest and most expensive historic rehabilitation program in the entire United States. Located along the waterfront and adjacent to the "U.S.S. Constitution," the Navy Yard at its completion in 1990 will see over \$340 million in private investment and considerable public benefits.

The Navy Yard's numerous buildings with a distinctive past will be restored to serve new uses in the future. Shipyard Park, one of the most enjoyable public recreation sites on Boston Harbor, will include 16 acres of public open space when completed in 1986, and will be a cornerstone of the City's Harborpark Plan. Most important, the Navy Yard will become an integral part of the Charlestown community for the first time in nearly 200 years.



Building #36, known as the "Ironside Building," will be rehabilitated into a mixed-use development creating 285 jobs. The developer, Incubator Associates, has contributed \$50,000 to a Charlestown neighborhood fund.

Public Benefits:

- Projects underway in 1985 will offer permanent jobs to 4,000 people.
- At completion of the Navy Yard, 6,700 new permanent jobs will be produced with 50% going to Boston residents.
- 1,300 housing units will be home to approximately 3,000 residents.
- 111 units of subsidized elderly housing will be completed this year.
- \$3 million in much needed tax revenue will be generated annually.
- Linkage payments for affordable housing will exceed \$3.7 million.
- Projects not paying linkage are required to contribute to a Charlestown Community Fund, with over \$250,000 expected.
- Final phase of the Shipyard Park project, a 16-acre public waterfront recreation site is underway and will offer one half mile of public harborfront promenade and the only public marina on Boston's inner harbor.



Mayor Raymond L. Flynn visiting Parcel #7, the last remaining parcel in the Navy Yard which will provide 2.7 acres of additional open space for Charlestown. The proposed design will emphasize and encourage the use of the park by Charlestown neighborhood residents.



The S.S.S. Spirit of Massachusetts Docks in Charlestown

The docking of the Spirit of Massachusetts at Pier 3 in the Charlestown Navy Yard through this summer, where the ship was built last year as a sailing school ship, is being made possible by the BRA and the New England Historic Seaport. The ship, built by hand out of wood, is a replica of the fishing vessels which sailed out of Boston between 1875 and 1910. The Spirit will be docked as a tourist attraction and exhibit in place, and will be the location of a sail training program. Dry Dock 2 will also be the site of visits by as many as ten ships of historic and cultural significance, and the Irish Tall Ship will berth at Dry Dock 1, June 28—July 4.



Shipyard Park, 16 acres of public open space including a childrens' play area, waterfront walk, and the only public marina in the Inner Harbor, is open to the public year round.

Shipyard Park

Location:	First Avenue at the Charlestown Navy Yard
Size:	Sixteen acres including land, water and docks
Site Amenities:	Waterfront promenade, public marina, childrens play area, wading pool and fountain, outdoor performance center, passive recreational areas, refreshment stand
Cost:	\$3,941,000.00
Ownership/Maintenance:	Boston Redevelopment Authority
Funding Sources:	Federal: EDA, UDAG State: Land and Water Conservation Fund, Coastal Facilities Improvement Program Local: City of Boston, Capital Improvement Funds
Completion Date:	June, 1986
Access:	Open to the Public year round, 7 days a week